

058.0

0008

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

822,600 / 822,600

USE VALUE:

822,600 / 822,600

ASSESSED:

822,600 / 822,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		LOCKE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: KLESS AARON	
Owner 2: DREIFUSS JESSICA	
Owner 3:	

Street 1: 25 LOCKE ST
Street 2:

Twn/Cty: ARLINGTON
StProv: MA Cntry: Own Occ: Y
Postal: 02476 Type:

PREVIOUS OWNER
Owner 1: AUPPERLEE FRANK J JR-ETAL -
Owner 2: AUPPERLEE ROSEANN M -
Street 1: 25 LOCKE STREET
Twn/Cty: ARLINGTON
StProv: MA Cntry:
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains 6,890 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1921, having primarily Vinyl Exterior and 2455 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R2	TWO FAMIL	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo	1	Level	
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6890		Sq. Ft.	Site		0	70.	0.91	11									438,690						438,700	

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
101	6890.000	383,900		438,700	822,600			38792
Total Card	0.158	383,900		438,700	822,600			GIS Ref
Total Parcel	0.158	383,900		438,700	822,600			GIS Ref
Source: Market Adj Cost		Total Value per SQ unit /Card:	335.10	/Parcel:	335.1			Insp Date
								11/12/18

Total Card / Total Parcel

822,600 / 822,600

822,600 / 822,600

822,600 / 822,600



PATRIOT
Properties Inc.
USER DEFINED

!4998!

PRINT

Date	Time
12/10/20	19:57:12
Last Rev	
Date	Time
10/30/19	14:46:44

danam

ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

SALES INFORMATION		TAX DISTRICT		PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AUPPERLEE FRANK	73195-203	1	8/29/2019		931,000	No	No		
	14604-62		5/1/1982		46,000	No	No	Y	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
5/23/2016	652	New Wind	2,600					WINDOWS	11/12/2018	MEAS&NOTICE	CC	Chris C											
6/11/2009	471	New Wind	400						5/22/2009	Measured	189	PATRIOT											
									1/11/2000	Mailer Sent													
									1/11/2000	Measured	263	PATRIOT											
									7/1/1988		PM	Peter M											

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 15 - Old Style				Full Bath: 1	Rating: Good			EST BMT.											
Sty Ht: 2 - 2 Story				A Bath: 1	Rating: Average														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 1 - Concrete				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average														
Prime Wall: 4 - Vinyl				A HBth:	Rating:														
Sec Wall:		%		OthrFix:	Rating:														
Roof Struct: 1 - Gable				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units: 1											
Color: TAN				A Kits:	Rating:														
View / Desir:				Fpl:	Rating:														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C - Average				CONDOS INFORMATION															
Year Blt: 1921	Eff Yr Blt:			Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdct:		Fact:	.	Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: GD - Good	18.	%	Exterior:	No Unit	RMS	BRS	FL								
Prim Int Wall: 2 - Plaster				Functional:		%	Interior:	1	7	3									
Sec Int Wall:		%		Economic:		%	Additions:												
Partition: T - Typical				Special:		%	Kitchen:												
Prim Floors: 3 - Hardwood				Override:		%	Baths:												
Sec Floors: 4 - Carpet	50%			Total:	18.6	%	Plumbing:												
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				COMPARABLE SALES				TOTALS							
Subfloor:				Basic \$ / SQ:	130.00		Rate	Parcel ID	Typ	Date	Sale Price	1	7	3					
Bsmnt Gar:				Size Adj.: 1.14166498															
Electric: 3 - Typical				Const Adj.: 0.99495000															
Insulation: 2 - Typical				Adj \$ / SQ: 147.667															
Int vs Ext: S				Other Features: 93000															
Heat Fuel: 1 - Oil				Grade Factor: 1.00															
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100		% AC:		LUC Factor: 1.00															
Solar HW: NO		Central Vac: NO		Adj Total: 471636															
% Com Wall		% Sprinkled:		Depreciation: 87724				Juris. Factor:		Before Depr:	147.67								
				Depreciated Total: 383912				Special Features: 0		Val/Su Net:	106.08								
								Final Total: 383900		Val/Su SzAd:	179.76								
MOBILE HOME				Make:			Serial #:		Year:		Color:								
SPEC FEATURES/YARD ITEMS				PARCEL ID 058.0-0008-0008.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y		112X8	A	AV	1985		0.00	T	27.2	101						
More: N				Total Yard Items:				Total Special Features:				Total:							